THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.6435 of 2007

Date: 30.03.2007

Between:

Dr. Potluri Venkateswara Rao.

....Petitioner

And

Government of Andhra Pradesh, rep. by its Secretary, Revenue, Secretariat, Hyderabad and another.

....Respondents

THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.6435 of 2007

O R D E R:

Petitioner states that he is the owner and possessor of land admeasuring Ac.5.00 in Survey No.275/4 (present Survey No.275/1A) of Adavivaram Village, Visakhapatnam District. It is stated that out of the said land, he intended to sell an extent of Ac.3-96 cents and accordingly, entered into an agreement of sale with the intending purchasers. According to him, the said agreement of sale was presented to the second respondent for registration. The grievance of the petitioner is that the second respondent is not accepting the document for registration, on the ground that the Government issued a notification under Section 22-A of the Registration Act, 1908 (for short 'the Act'), in respect of the land in the said Survey Number. This writ petition is filed seeking appropriate directions to the respondents, in this regard.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

Section 22-A of the Act empowered the Government to issue notifications almost preventing the registration of documents in respect of the lands to be mentioned therein. Such a power was held to be *ultra vires* and the provision was struck down by the

Hon'ble Supreme Court in ***State of Rajasthan v. Basanth Nahata***[1].

Once the sole basis for the second respondent to refuse registration had disappeared, he is under obligation to receive the documents and consider the same, in accordance with the provisions of the Indian Stamp Act and the Registration Act.

Hence, the Writ Petition is disposed of, directing the second respondent to receive and process the document presented by the petitioner and take necessary steps, in accordance with the provisions of the Indian Stamp Act and the Registration Act, within one (1) week from the date of receipt of a copy of this order. There shall be no order as to costs.

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L.NARASIMHA REDDY, J

Date: 30.03.2007
Note: Issue C.C. in three days.
(B/o)
JSU

[1] AIR 2005 SC 3401 = (2005) 12 SCC 77